Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	33 Wolfe Road, Kyneton, 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

~~Single price~~ ~~$*~~ | or range between $995,000 | & $1,075,000

Median sale price

Median price $725,000 | Property type House | Suburb Kyneton

Period - From July 20 | to June 21 | Source Pricefinder.com.au

Comparable property sales

These are the properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
152 South Lane, Kyneton	$1,055,000	21/11/2020
41 Campbells Court, Kyneton	$1,020,000	16/11/2020

This Statement of Information was prepared on: 10th August 2021